

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-23-0635

Applicant:	McBride & Maxey, INC
Owner:	Alice S Wade
Location:	8877 Veterans Parkway
Parcel:	079-001-006
Acreage:	18.72 Acres
Current Zoning Classification:	Residential Estate - 1
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	General Commercial with the following conditions: 1. Prohibited Uses unless approved by Columbus Council: <ul style="list-style-type: none">• Adult Entertainment• Amusement Park• Assembly Hall• Auto / Truck Broker• Bars and Lounges• Boat, Trailer and Marine Sales• Check Cashing Offices• Club or Lodge• Convenience Store, No Gas Sales• Convenience Store, with Gas Sales• Cultural Facility• Flea Market• Fuel Station• Funeral Home

- Group Foster Home
- Mobile Home Sales
- Pawn Shop
- Package and Liquor Store (Boutique Wine and Beer acceptable)
- Shelter
- Taxidermy
- Transitional Housing
- Transient Lodging
- Theater - Outdoor
- Wireless Communication Facility
- Vape and Smoke Shop

2. Uses Restricted to Back (west) side of Parcel:

- Auto, Vehicle and Truck Storage
- Building and Construction Trades
- Utility Minor / Major

Council District:	District 2 (Davis)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.

Traffic Impact: Average Annual Daily Trips (AADT) will increase by 1,547 trips if used for commercial use.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:	North	Residential Estates – 1 (RE1)
	South	Planned Unit Development (PUD)
	East	Residential Estates – 1 /Residential Office
	West	Residential Estates – 1 (RE1)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the RE1 zoning district. The 3 options under Category C are:

- 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) 30 feet undisturbed natural buffer.

Attitude of Property Owners: **Thirty-Seven (37)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **no** calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Veterans Parkway Overlay District

Attachments: Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map

Traffic Report
Concept Plan



Area To Be Rezoned

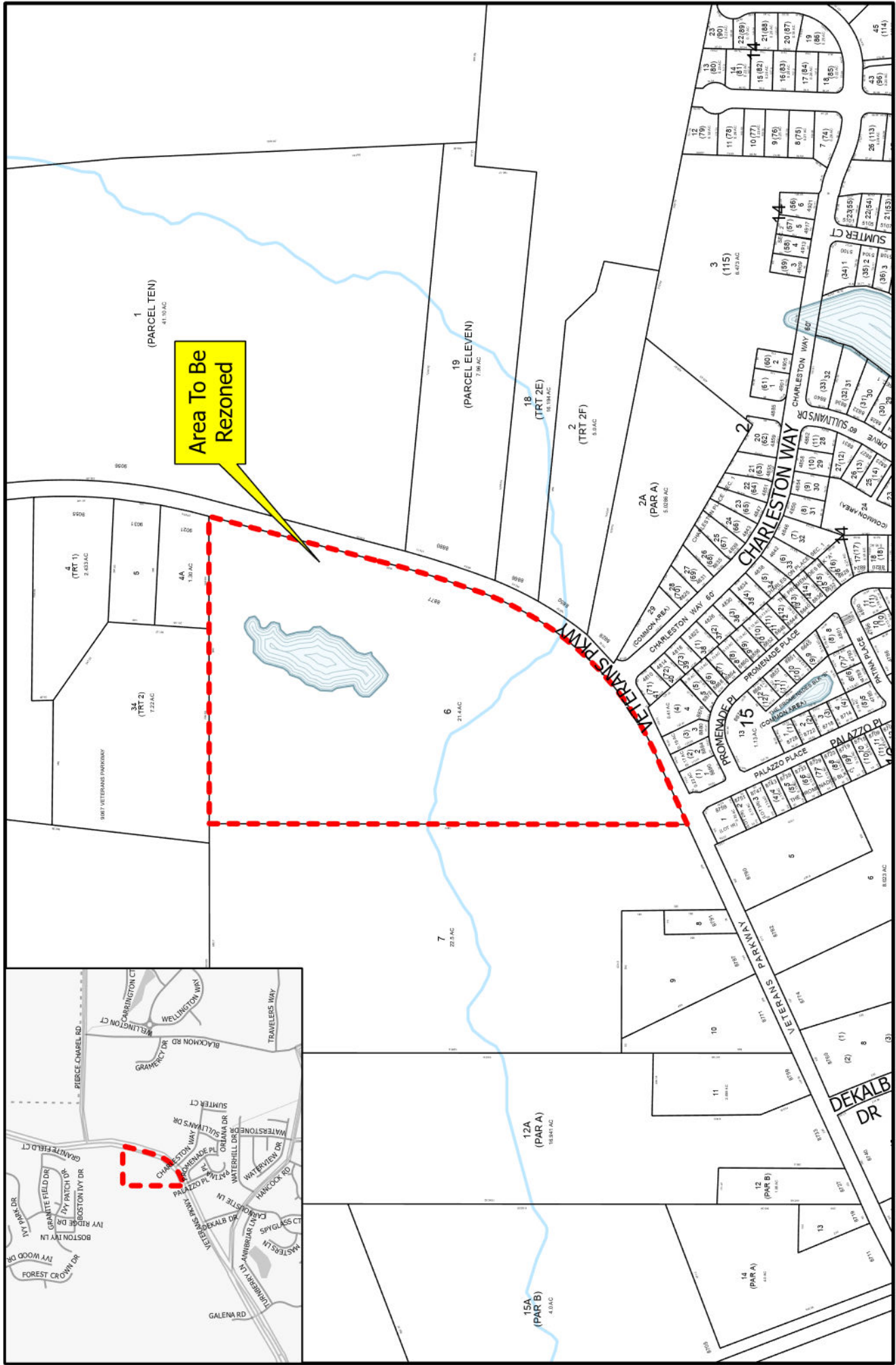
400 200 0 400 US Feet

Columbus Plans!
Columbus Planning Department

Aerial Map for REZN 03 -24-0635
Map 079 Block 001 Lot 006
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

075	078	104
074	079	103
073	080	102



Area To Be Rezoned

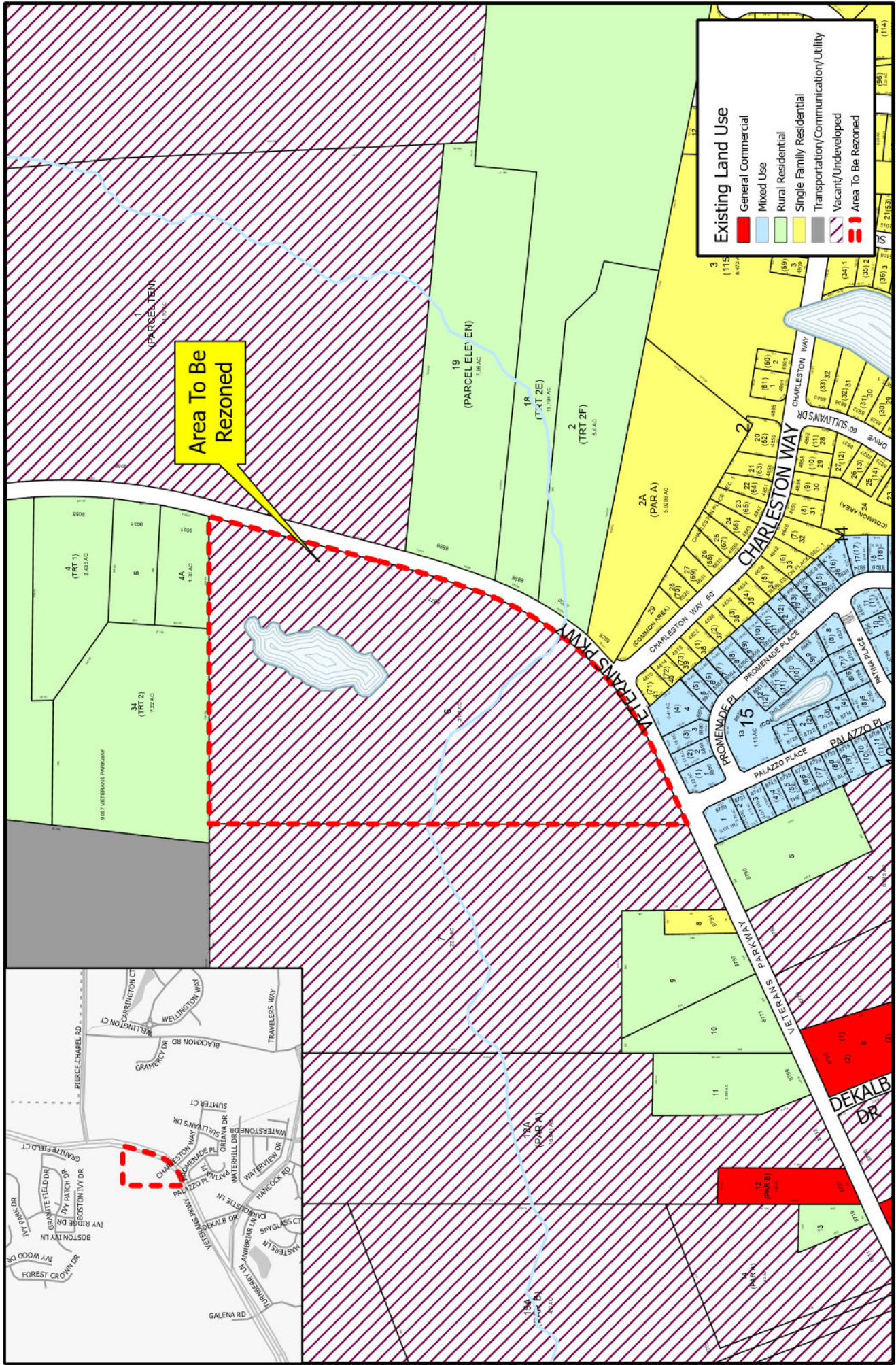
400 200 0 400 US Feet

Columbus Plans!
Columbus Planning Department

Location Map for REZN 03 -24-0635
Map 079 Block 001 Lot 006
Planning Department - Planning Division
Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

075	078	104
074	079	103
073	080	102



Area To Be Rezoned

Existing Land Use

- General Commercial
- Mixed Use
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned

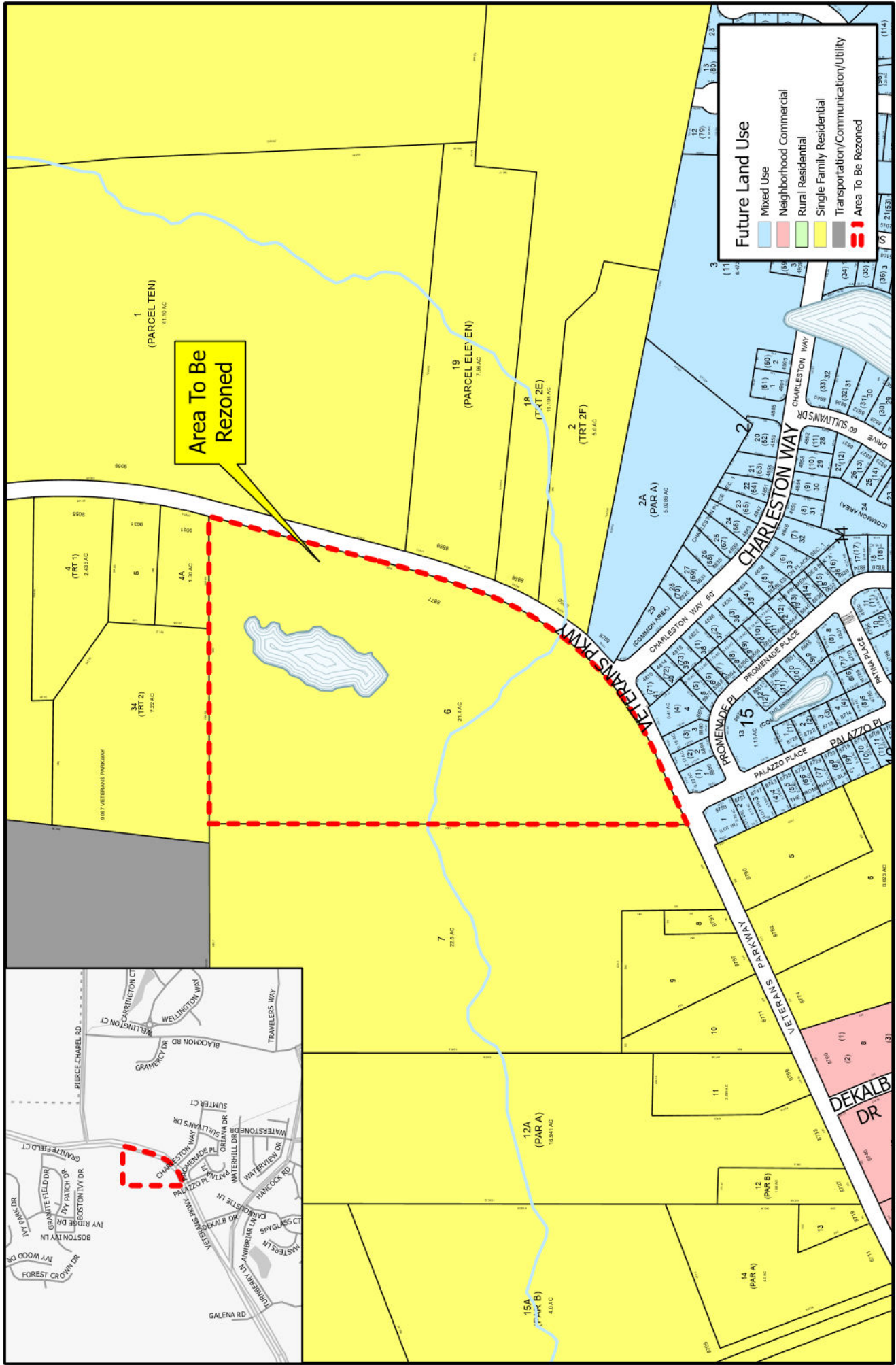
400 200 0 400 US Feet

Columbus Plans!
Columbus Planning Department

Existing Land Use Map for REZN 03 -24-0635
Map 079 Block 001 Lot 006
Planning Department - Planning Division
Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

075	078	104
074	079	103
073	080	102



Future Land Use

- Mixed Use
- Neighborhood Commercial
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

Area To Be Rezoned

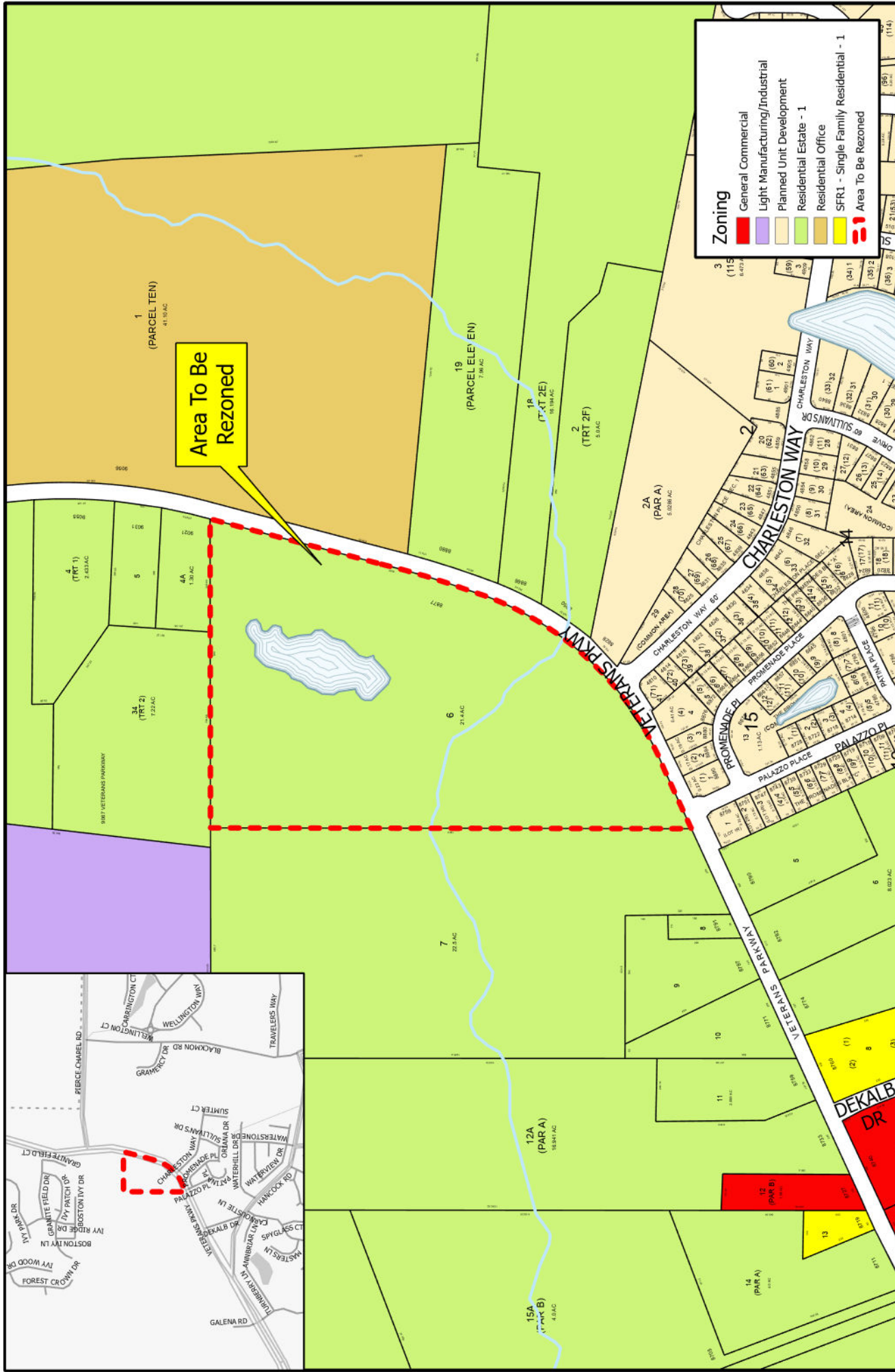
400 200 0 400 US Feet

Columbus Planning Department

Future Land Use Map for REZN 03 -24-0635
Map 079 Block 001 Lot 006
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

075	078	104
074	079	103
073	080	102



Area To Be Rezoned

Zoning

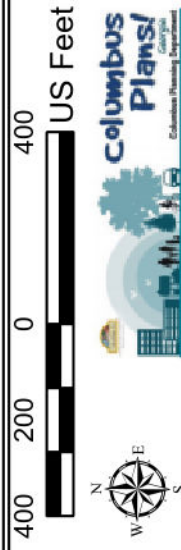
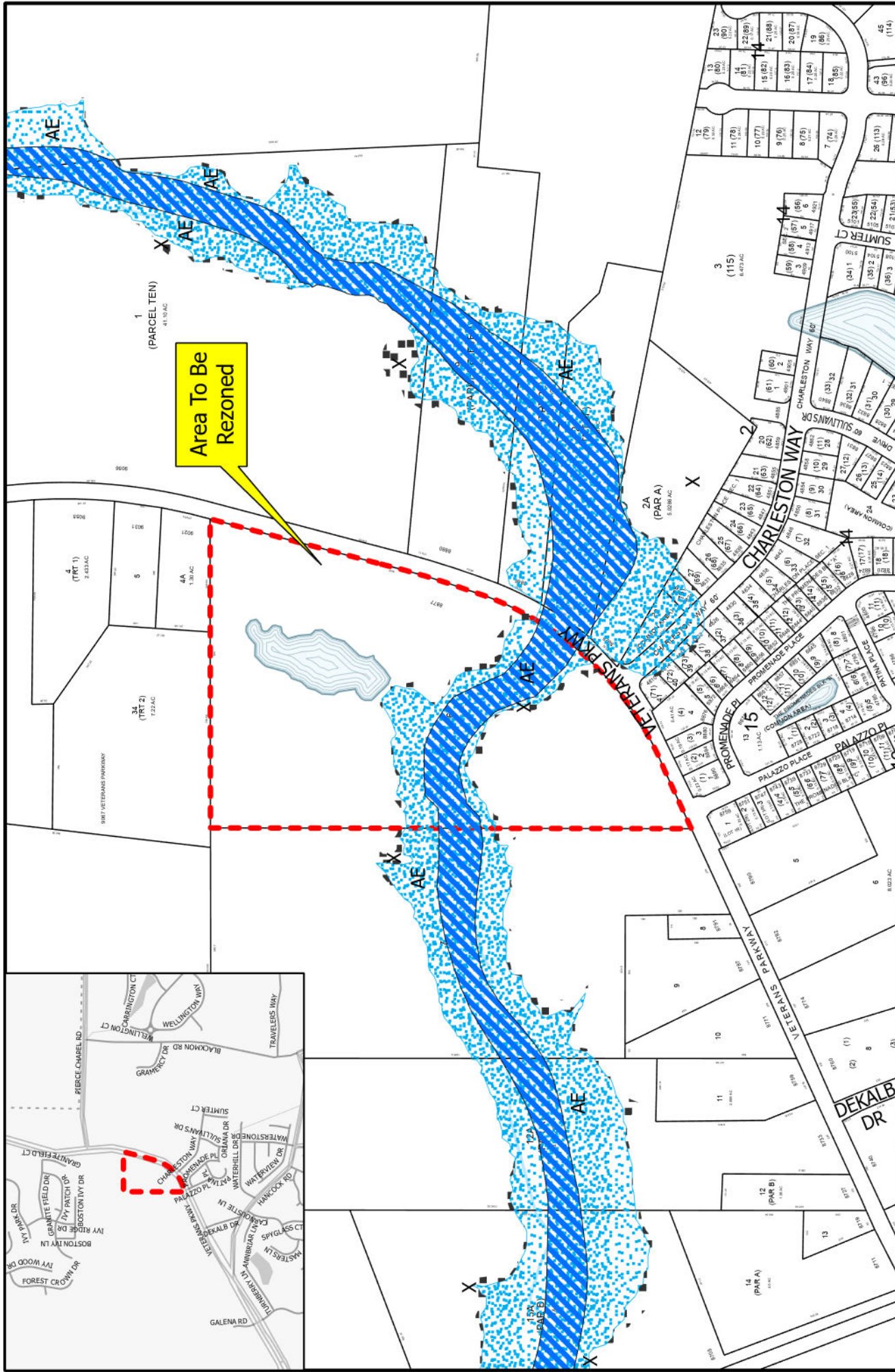
- General Commercial
- Light Manufacturing/Industrial
- Planned Unit Development
- Residential Estate - 1
- SFR1 - Single Family Residential - 1
- Area To Be Rezoned

400 200 0 400 US Feet

Zoning Map for REZN 03 -24-0635
 Map 079 Block 001 Lot 006
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

075	078	104
074	079	103
073	080	102



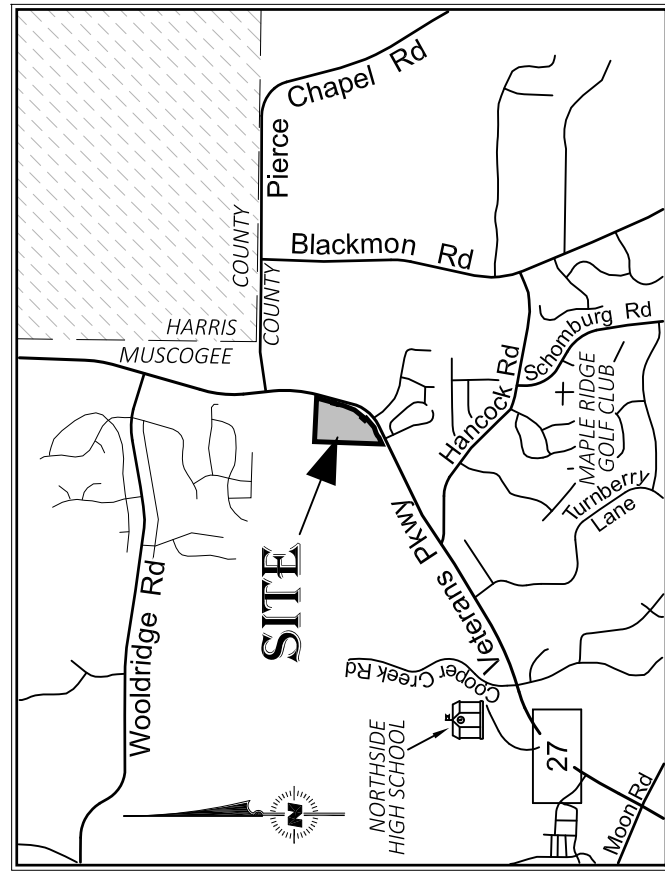
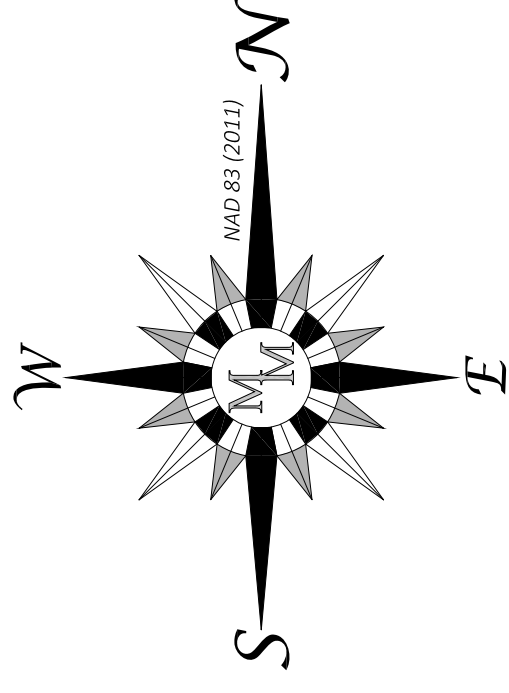
Flood Hazard Map for REZN 03 - 24-0635
 Map 079 Block 001 Lot 006
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

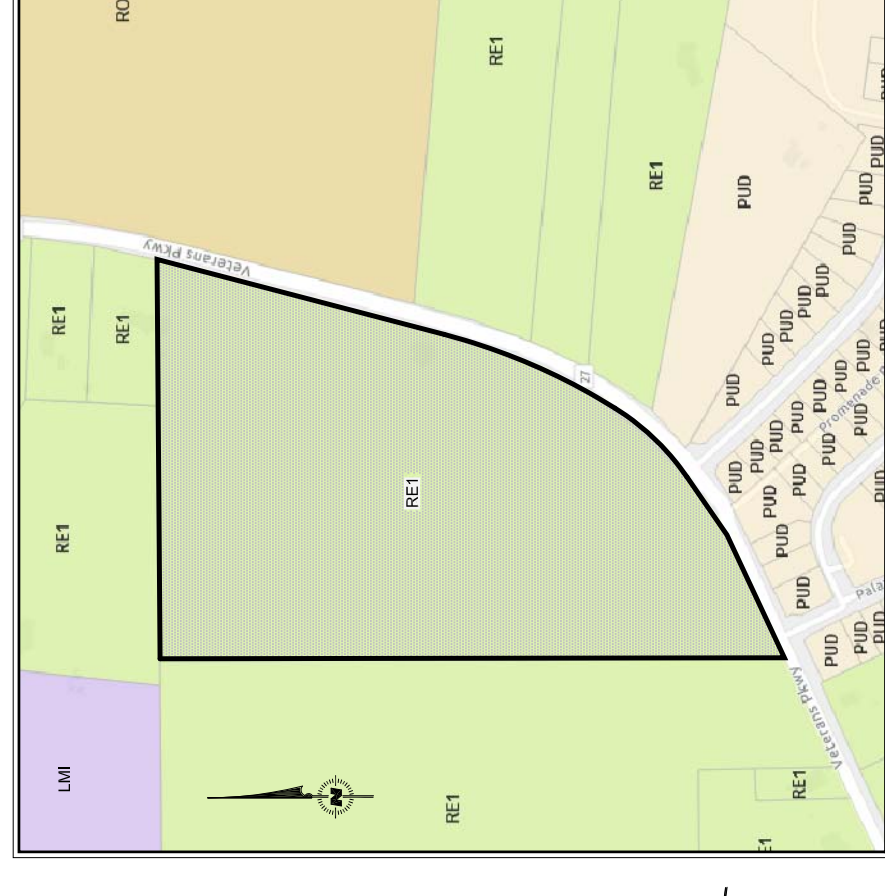
075	078	104
074	079	103
073	080	102



NOTE: THIS DRAWING WAS PREPARED TO ACCOMPANY A PETITION TO REZONE PROPERTY ONLY.



* THE LAWAND, INC. *
PARCEL ID: 079.001.034
ZONED "RE1"



* MENTH HEALTH ASSOCIATION *
PARCEL ID: 079.001.044A
ZONED "RE1"

SUBJECT PROPERTY OWNER:
Estate of George E. Wade
c/o Alice S. Wade
2210 Slate Drive
Columbus, GA 31906

REZONING APPLICANT INFORMATION:
McBride & Maxey, Inc.
2505 Crawford Road
Phenix City, AL 36867
(334) 297-5717

DATE:	MAR. 18, 2024
SCALE:	1" = 100'
SHEET NO.:	1 OF 1

" 8877 Veterans Pkwy Rezone" REZONING PLAT

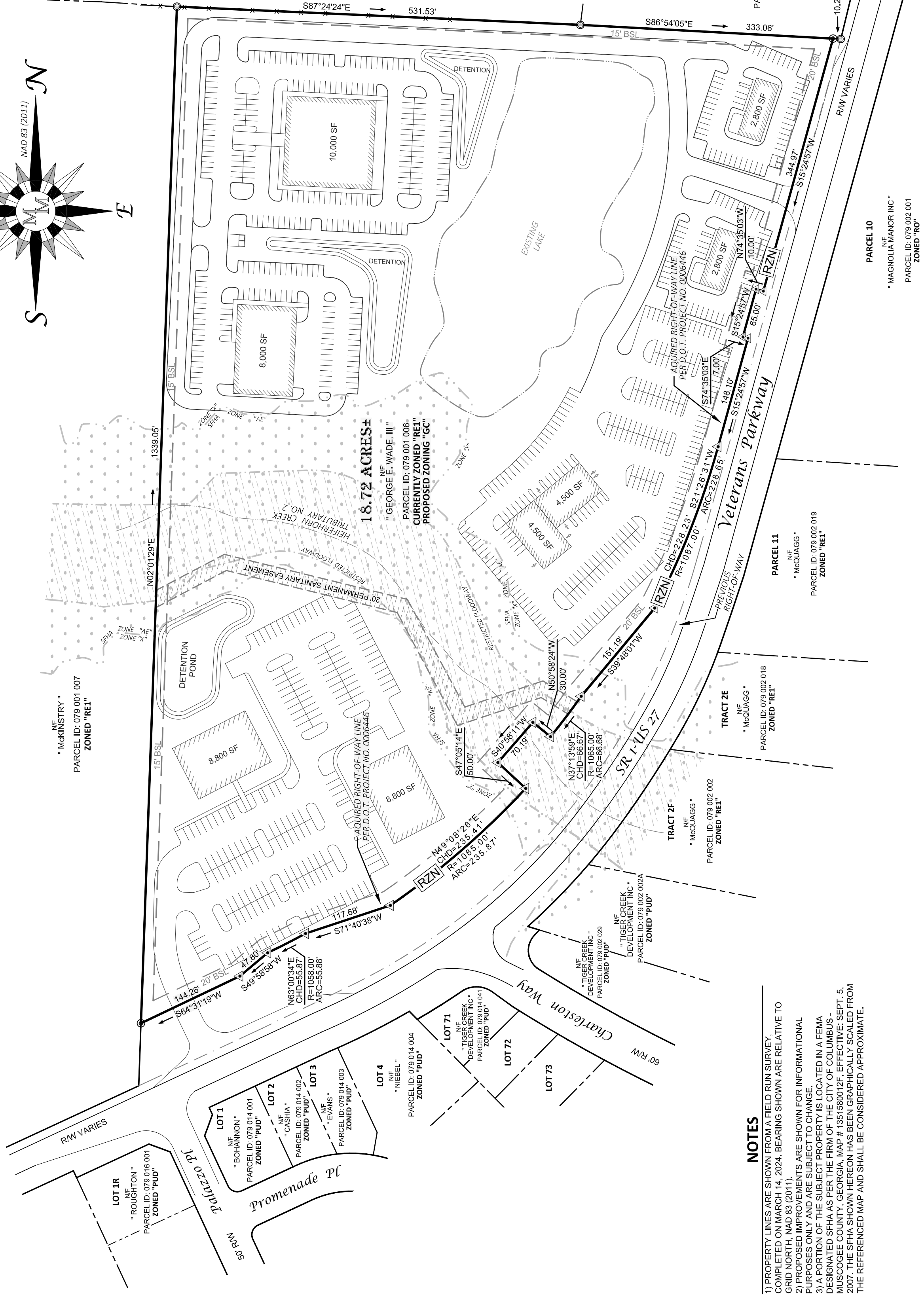
REZONE EXHIBIT OF 18.72 ACRES LYING IN LAND LOT 266, 19th LAND DISTRICT, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

REV	REVISION DESCRIPTION	DATE
1	CORRECTED ACREAGE	11-07-2023

JOB NUMBER: 1143.24 DRAWN BY: **B. Harris**

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MAXEY, INC.

McBride & Maxey, Inc.
Civil Engineering & Land Surveying
2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 ~ Fax: (334) 297-1066
E-mail: comments@mcbridemaxey.com
Website: www.mcbridemaxey.com
McBRIDE-McGILL, INC. CA # LSF000899



DEVELOPMENT DATA

- CURRENT ZONING: RE1, PROPOSED ZONING: GC
- BUILDING SETBACKS FOR ZONE GC:
FRONT: 20 FT
SIDE: 15 FT (WHEN ABUTTING RESIDENTIAL)
REAR: 15 FT (WHEN ABUTTING RESIDENTIAL)
- DOMESTIC WATER SUPPLY IS AVAILABLE.
- STORMWATER DETENTION WILL BE PROVIDED VIA SURFACE DETENTION FACILITY.
- SANITARY SEWER ACCESS IS AVAILABLE.

REFERENCES

- PLAT BOOK 1, FOLIO 261
- DEED BOOK 4811, PAGE 190
- DEED BOOK 12956, PAGE 169
- DEED BOOK 13837, PAGE 15

LEGEND

- PROPERTY CORNER
- CALCULATED POINT
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- SUBJECT PROPERTY LINE
- SFHA ZONE LIMITS
- REZONE SIGN LOCATION

NOTES

- PROPERTY LINES ARE SHOWN FROM A FIELD RUN SURVEY, COMPLETED ON MARCH 14, 2024. BEARING SHOWN ARE RELATIVE TO GRID NORTH, NAD 83 (2011).
- PROPOSED IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FIRM OF THE CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA, MAP # 1351580012F, EFFECTIVE: SEPT. 5, 2007. THE SFHA SHOWN HEREON HAS BEEN GRAPHICALLY SCALED FROM THE REFERENCED MAP AND SHALL BE CONSIDERED APPROXIMATE.

